

**ARIZONA STATE LAND DEPARTMENT
BOARD OF APPEALS AGENDA
FINAL**

Thursday April 11, 2013

**Location: Arizona State Land Department
1616 W. Adams, Room 321
Phoenix, AZ 85007
Time: 9:00 a.m.**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the general public that the Board will hold a meeting open to the public on April 11, 2013, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 24 hours prior to the meeting. The Board may discuss, deliberate or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Anna Gomez, ADA Coordinator at (602) 542-2636 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

MINUTES

I. Approval of January 10, 2013 Minutes

II. REPORT BY LAND DEPARTMENT STAFF

- A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list)
- B. Future Board Agenda Items

III. REAL ESTATE DIVISION

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term-for periods 10 years or less on Consent Agenda (See attached)*
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached)*
- C. Land Sales (See attached)*

* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board's office after March 26, 2013, or at least 24 hours prior to the scheduled meeting.

IV. BOARD APPEALS

None

V. OTHER BUSINESS

A. Election of new Board Chairperson and Vice-Chairperson for 2013/2014 term.

B. Arrangements for Future Meetings:

Date

Location

TBD

The May, June and July Meeting dates need to be set. The second Thursday in May is the 9th. The second Thursday in June is the 13th. The second Thursday in July is the 11th.

C. Schedule of Pending Appeals:

None


VI. EXECUTIVE SESSION

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3).

VII. BOARD ADJOURNS

STATE LAND DEPARTMENT

BOARD OF APPEALS


Michael P. Nesselrode, Clerk to the Board

1616 West Adams Street, Room 153

Phoenix, AZ 85007

Telephone: 602-542-2505 - FAX: 602-542-2508

**BOARD
REAL ESTATE DIVISION AGENDA
Thursday, April 11, 2013**

A. CONSENT AGENDA

RIGHTS OF WAY

	Application #	Applicant and County	Purpose
1.	14-116300 SR	El Paso Natural Gas Company (Cochise County)	Underground 10" natural gas pipeline
2.	14-116493 JR	Trico Electric Cooperative, Inc. (Pinal County)	Overhead 69kv electric sub-transmission line
3.	14-116494 JR	Trico Electric Cooperative, Inc. (Pima County)	Overhead 69kv electric sub-transmission line
4.	14-116682 SR	Southwest Gas Corporation (Cochise County)	Underground 1.25" natural gas distribution line
5.	16-52829 GN	City of Scottsdale (Maricopa County)	Adding underground utilities to an existing legal public road easement
6.	16-113560 GN	City of Phoenix (Maricopa County)	Public road and underground utilities
7.	16-113807 GN	PR4E, LLC (Maricopa County)	Service road
8.	16-116277 JR	Cowley Management, LLC (Pinal County)	Public Road
9.	16-116498 GN	City of Phoenix (Maricopa County)	Public road and underground utilities

COMMERCIAL LEASES – Short Term (for periods 10 years or less)

New

	Application #	Applicant and County	Purpose
	NONE		

Renewals

	Application #	Applicant and County	Purpose
10.	03-274 GN	CCR-Sierra Vista III, LLC (Cochise County)	Radio broadcasting station
11.	03-728 KL	Citizens Telecommunications Co. of White Mountains Inc. (Apache County)	Microwave repeater station
12.	03-44903 GN	Pima County (Pima County)	Solid waste transfer station (public)
13.	03-83826 AO	Wendell Shuck (Yuma County)	Farm headquarters, well drilling, equipment storage, offices
14.	03-111749 KL	Alltel Communications SW Holdings (Maricopa County)	A wireless telecommunications facility

Amendments

	Application #	Applicant and County	Purpose
15.	03-824 GN	Bowlin Travel Centers, Inc. (Pinal County)	Retail sales, fuel sales, restaurant and related operations
16.	03-114481 AO	GTP Infrastructure I, LLC (Mohave County)	A wireless telecommunications facility

B. COMMERCIAL LEASES – Long Term (for periods longer than 10 years)

Urban Planning Projects

	Application #	Applicant and County	Purpose
	NONE		

Other

	Application #	Applicant and County	Purpose
	NONE		

C. LAND SALES

Urban Planning Projects

	Application #	Applicant and County	
	NONE		

Other

	Application #	Applicant and County	
	NONE		

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR
 MARCH 2013

04-MINERAL
 21-WATER
 53-LAND

APP. NO./ APPLICANT	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
NO AUCTIONS				

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR
 APRIL 2013

04-MINERAL
 21-WATER
 53-LAND

APP. NO./ APPLICANT	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-115783 OASIS VENTURES LLC	04/02 10:00 A.M.	T5S, R4W, SEC. 32 MARICOPA 1.29	\$8,940.00	PERMANENT COMMON SCHOOLS
16-116380 CITY OF TUCSON	04/10 10:30 A.M.	T15S, R15E, SECS. 13 & 24 T15S, R16E, SEC.19 PIMA 20.46	\$2,400.00	LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS UNIVERSITY
16-116179 ARIZONA PUBLIC SERVICE	04/17 9:30 A.M.	T4N, R4E, SEC. 30 MARICOPA 12.66	\$1,583,269.00	PERMANENT COMMON SCHOOLS
16-116237 ARIZONA PUBLIC SERVICE	04/17 10:00 A.M.	T4N, R4E, SECS. 29 & 30 MARICOPA 8.34	\$1,126,396.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-108856-00-001 WESTCOR/ BLACK CANYON MOTORPLEX LLC	04/17 10:30 A.M.	T5N, R2E SEC. 14 MARICOPA 0.58	\$37,518.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-114488 PIMA COUNTY	04/24 11:00 A.M.	T15S, R15E, SECS. 25 & 36 PIMA 289.22	\$4,350,000.00	UNIVERSITY PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

AUCTION CALENDAR
 MAY 2013

04-MINERAL
 21-WATER
 53-LAND

APP. NO./ APPLICANT	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
04-113880 G & S GRAVEL, INC.	05/01 11:00 A.M	T12N, R1E, SEC. 16 YAVAPAI 10.89	\$3,750.00 & \$1,875.00	PERMANENT COMMON SCHOOLS
21-116301 FREEPORT MCMORAN BAGDAD, INC.	05/01 11:00 A.M.	T15N, R9W, SEC. 11 YAVAPAI 10.00	\$80.00 PER ACRE-FOOT & \$6,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
21-116302 FREEPORT MCMORAN BAGDAD, INC.	05/01 11:00 A.M.	T15N, R9W, SEC. 24 YAVAPAI 10.00	\$80.00 PER ACRE-FOOT & \$6,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-116506 OMNI VENTURES, LLC	05/08 10:30 A.M.	T4N, R4E, SEC. 29 MARICOPA 2.34	\$375,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-116277 COWLEY MANAGEMENT LLC	05/28 10:00 A.M.	T3S, R10E, SECS 1,2,3,8,9,10,11& 12 PINAL 49.49	\$260,591.00	LEGISLATIVE, EXECUTIVE, JUDICIAL BUILDINGS PENITENTIARY LAND FUND PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

RESULTS / ARCHIVE PAGE
 JANUARY 2013

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-115926	01/08	T13S, R13E, SECS. 20 & 21 PIMA 1.51	\$195,188.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$195,188.00	PIMA COUNTY & 1	
16-115932	01/09	T16N, R2W, SEC. 30 YAVAPAI 0.42	\$2,400.00	COUNTY BOND	\$2,400.00	FIDELITY NATIONAL TITLE INSURANCE COMPANY & 1	
16-115956	01/15	T5N, R1W, SEC. 36 MARICOPA 8.37	\$147,312.00	PERMANENT COMMON SCHOOLS	\$147,312.00	CITY OF PEORIA & 1	
16-115549	01/15	T2N, R2W, SEC. 35 MARICOPA 0.19	\$8,197.00	PENITENTIARY LAND FUND	\$8,197.00	ADOT & 1	
16-116065	01/16	T10S, R7E, SECS. 18, 19, 28, 29, & 30 PINAL 16.04	\$42,875.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$42,875.00	TOLTEC BUTTES ROADWAY ASSOCIATION & 1	
53-114461	01/29	T4N, R4E, SEC. 34 MARICOPA 35.45	\$14,090,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$14,090,000.00	PAG NOMA MASTER LLC & 1	10% DOWN, BALANCE DUE IN 30 DAYS
53-115751	01/30	T5N, R3E, SECS. 10, 11, 12, 13 & 14 MARICOPA 1,543.78	\$24,100,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$24,100,000.00	CITY OF PHOENIX & 1	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.25%, TOTAL AMOUNT DUE AND PAYABLE IN 180 DAYS

16-115926	01/08	T13S, R13E, SECS. 20 & 21 PIMA 1.51	\$195,188.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$195,188.00	PIMA COUNTY & 1	
-----------	-------	--	--------------	---	--------------	---------------------------	--

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

RESULTS / ARCHIVE PAGE
FEBRUARY 2013

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-115549	2/06	T2N, R2W, SEC 35 MARICOPA 0.19	\$8,197.00	PENITENTIARY LAND FUND	\$8,197.00	AZ DEPT OF TRANSPORTATIO N 1 BID	16-115549
53-115148	02/27	T19N, R15E SEC. 36 NAVAJO 255.46	\$365,000.00	PERMANENT COMMON SCHOOLS	\$365,000.00	JOHN F. LONG PROPERTIES, LLLP	T19N, R15E SEC. 36 NAVAJO 255.46